



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896
www.rogersar.gov

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on June 7, 2016 at 4:30 p.m. on the application by Jim Bryan for a Conditional Use to allow Self-Service Storage at 2707 W. Olive Street in the A-1 (Agricultural) zoning district at the following described location:

LEGAL DESCRIPTION:

A part of the West Half (W ½) and the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas being more particularly described as commencing at a found iron pin for the Northeast Corner of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West said point also being the Northwest Corner of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Three (3), Township Nineteen (19) North, Range Thirty (30) West; thence South 17°26'05" East a distance of 1,082.88 feet to a found iron pin; thence North 86°53'18" West a distance of 110.11 feet to a found iron pin; thence South 02°46'00" West a distance of 88.96 feet to a set iron pin; thence North 87°00'23" West a distance of 251.88 feet to a set iron pin; thence South 02°09'26" West a distance of 171.37 feet to a found iron pin in the North right of way of West Olive Street; thence along said right of way North 87°03'29" West a distance of 179.88 feet to a found iron pin; thence leaving the North right of way line of West Olive Street North 02°09'56" East a distance of 753.59 feet to a found iron pin; thence South 88°02'51" East a distance of 179.75 feet to a found iron pin; thence North 02°07'59" East a distance of 518.30 feet to the POINT OF BEGINNING containing in all 342,258 square feet or 7.86 acres, more or less.

LAYMAN'S DESCRIPTION:

2707 W. Olive Street

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY, May 23, 2016

BILL THE CITY OF ROGERS

PL201600206

CONDITIONAL USE PERMIT APPLICATION
NUMBER _____

APPLICANT NAME: Jim Bryan

ADDRESS: 2707 W. Olive, Rogers, AR 72756

EMAIL: jbryan@jimani.net

PHONE: 479-530-7703

PROPERTY OWNED BY: Red Bay, LLC & Lerwick I Oil & Gas LLC

ADDRESS: 190 E. Stacy Rd. 306-373, Allen, TX 75002-8734 PHONE: 479-530-7703

GENERAL LOCATION OF PROPERTY: 2707 W. Olive

PRESENT USE: self-storage facility (grandfathered) ZONED: A-1

CONDITIONAL USE TO ALLOW: expansion of self-storage facility

PARKING SPACES AVAILABLE: 9 HOURS OF OPERATION: 9-6 M-F, Sat 9-3


APPLICANT SIGNATURE

TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME _____

PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 6/7/16 DATE FILED 5/19/16 APPLICATION FEE: \$100 CASH

PLANNING COMMISSION ACTION _____ DATE _____ PERMIT EXPIRES _____

OTHER INFORMATION: _____

May 17, 2016

City of Rogers Planning Commission

301 W. Chestnut St.

Rogers, AR 72756

RE: 2707 W. Olive St. Conditional Use for Self-storage facility

To Whom it May Concern:

The property at 2707 W. Olive St. is presently zoned agricultural, and an existing self-storage facility is on the property. The owner purchased the land that had been grandfathered into the city some time ago, and has been cleaning it up with hopes to expand it. In order to expand the facility, a conditional use must be granted for a self-storage facility in an agricultural zone. No significant additional traffic on Olive Street is anticipated. The existing parking and signage will remain as is. No flammable or hazardous materials are on site, and the office hours are 9am-6pm M-Sat. Any expansion of the facility will require large-scale development approval in which any additional lighting and parking will be addressed.

Sincerely,



Kellye E. Hamblen, E.I.

Property Owner Representative

